

DATE: March 28, 2007

TO: Richard Josephson, Deputy Director
Department of Planning and Zoning

FROM: James Hunt, Planner
Department of Planning and Zoning

SUBJECT: Special Use Permit #2007-0024
Administrative Review for Change of Ownership
Site Use: Automotive Repair
Applicant: Uncle Sam Corp
Location: 416 Hume Ave
Zone: CSL/Commercial Service Low

On January 21, 1984, City Council granted Special Use Permit #1634 to Steven R. Pieper for operation of a general automotive repair business located at 416 East Hume Avenue. In 1992, the property was re-zoned from I-1/ Industrial zone to the current CSL/Commercial Service Low zone. Since a general automotive repair business has operated at the subject property since 1984, the use is considered non-complying. The current request, Special Use Permit #2007-0021, is to change the ownership of the existing general automotive repair business to Uncle Sam Corp. d.b.a. Bingo Tire & Auto Service.

On March 22, staff visited the subject property and found no violations of the conditions of Special Use Permit #1634. Staff has not received any complaints from residents or adjacent businesses that would require staff to docket the special use permit for public hearing.

Staff recommends that the special use permit for change in ownership be granted.

ADMINISTRATIVE ACTION - DEPARTMENT OF PLANNING AND ZONING:

Date: March 28, 2007

Action: Approved

Richard Josephson, Acting Director

CONDITIONS OF SPECIAL USE PERMIT

1. That the permit be granted to the applicant or to any corporation in which the applicant has a controlling interest. (P&Z)(T&ES)(SUP#1634)
2. That no more than four (4) vehicles be parked or stored outside at any time. (T&ES)(Code)(P&Z)(SUP#1634)
3. That no repair work shall be done outside. (P&Z)(T&ES)(SUP#1634)
4. That repair work done on the premises be restricted to mechanical repairs- no body and fender work and no spray painting on the premises.
(P&Z)(Code)(T&ES)(SUP#1634)
5. That the hours of operation be restricted to between 9:00a.m. and 5:00p.m., Monday- Saturday. (P&Z)(T&ES)(SUP#1634)
6. That no junked, abandoned, stripped vehicles be parked or stored outside. (P&Z)(T&ES)(SUP#1634)
7. That no vehicle parts, tires, or other materials be permitted to accumulate outside except in a dumpster or other suitable trash receptacle or enclosure. (T&ES)(P&Z)(SUP#1634)
8. No vehicles shall be displayed, parked, or stored on a public right-of-way. (P&Z)(T&ES)(SUP#1634)
9. That the wooden floor in the building be replaced with no-combustible material. (Code)(SUP#1634)
10. That there be no storage of flammable or combustible liquids in excess of five (5) gallons. (Code)(SUP#1634)
11. CONDITION ADDED BY STAFF: All waste products including but not limited to organic compounds (solvents), motor oil, compressor lubricant and antifreeze shall be disposed of in accordance with all local, state and federal ordinances or

regulations and not be discharged to the sanitary or storm sewers or be discharged onto the ground. (T&ES)

12. CONDITION ADDED BY STAFF: The applicant shall comply with the City of Alexandria Best Management practices manual for automotive related industries. A copy can be obtained by contacting the Division of Environmental Quality at 703-519-3400 ext. 166. (T&ES)
13. CONDITION ADDED BY STAFF: The applicant shall control odors, smoke and any other air pollution from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Department of Transportation and Environmental Services. (T&ES)
14. CONDITION ADDED BY STAFF: All loudspeakers shall be prohibited from the exterior of the building and no amplified sound shall be audible at the property line. (T&ES)
15. CONDITION ADDED BY STAFF: The application of paints or coatings shall be prohibited at the site. (T&ES)
16. CONDITION ADDED BY STAFF: The applicant shall conduct employee training on an ongoing basis, including as part of any employee orientation, to discuss all SUP provisions and requirements. (P&Z)
17. CONDITION ADDED BY STAFF: The applicant shall encourage its employees to use mass transit or to carpool when traveling to and from work, by posting information regarding DASH and METRO routes, the location where fare passes for transit are sold, and advertising of carpooling opportunities. (P&Z)

18. **CONDITION ADDED BY STAFF:** The applicant is to contact the Crime Prevention Unit of the Alexandria Police Department at 703-838-4520 regarding a security survey for the business and a robbery awareness program for all employees. This is to be completed prior to opening for business. (Police)

19. **CONDITION ADDED BY STAFF:** The Director of Planning and Zoning shall review the special use permit after it has been operational for one year, and shall docket the matter for consideration by the Planning Commission and City Council if (a) there have been documented violations of the permit conditions which were not corrected immediately, constitute repeat violations or which create a direct and immediate adverse zoning impact on the surrounding community; (b) the director has received a request from any person to docket the permit for review as a result of a complaint that rises to the level of a violation of the permit conditions, or (c) the director has determined that there are problems with the operation of the use and that new or revised conditions are needed. (P&Z)

CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F - finding

Transportation & Environmental Services:

- R-1 All waste products including but not limited to organic compounds (solvents), motor oil, compressor lubricant and antifreeze shall be disposed of in accordance with all local, state and federal ordinances or regulations and not be discharged to the sanitary or storm sewers or be discharged onto the ground.
- R-2 The applicant shall comply with the City of Alexandria Best Management practices manual for automotive related industries. A copy can be obtained by contacting the Division of Environmental Quality at 703-519-3400 ext. 166.
- R-3 The applicant shall control odors, smoke and any other air pollution from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Department of Transportation and Environmental Services.
- R-4 All loudspeakers shall be prohibited from the exterior of the building and no amplified sound shall be audible at the property line.
- R-5 The application of paints or coatings shall be prohibited at the

site.

Code Enforcement:

- C-1 A fire prevention code permit is required for the proposed operation. An egress plan showing fixture location, aisles and exit doors shall be submitted for review with the permit application. An inventory and MSDS sheets for hazardous materials are required.
- C-2 Any proposed alterations to the existing structure and/or installation and/or altering of equipment therein requires a building permit. Five sets of plans, bearing the signature and seal of a design professional registered in the Commonwealth of Virginia, must accompany the written application. The plans must include all dimensions, construction alterations details, kitchen equipment, electrical, plumbing, and mechanical layouts and schematics.
- C-3 The required mechanical ventilation rate for air is 1.5 cfm per square foot of the floor area. In areas where motor vehicles operate for a period of time exceeding 10 seconds, the ventilation return air must be exhausted. An exhaust system must be provided to connect directly to the motor vehicle exhaust.
- C-4 Electrical wiring methods and other electrical requirements must comply with ICC Electric Code 2000 for commercial repair garages of automobiles.

Health Department:

- F-1 No comment.

Police Department:

- R-1 The new applicant is to contact the Community Relations Unit of the Alexandria Police Department at 703 838-4520 regarding a security survey for the business.
- R-2 The new applicant is to contact the Community Relations Unit of the Alexandria Police Department at 703 838-4520 regarding a robbery readiness program for all new employees.
- F-1 The Police Department has no objections to the change of ownership.

SUP #2007-0024
416 Hume Avenue

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416 Hume Avenue

STATEMENT OF CONSENT

The undersigned hereby agrees and consents to the attached conditions of this
Special Use Permit #2007-0024.

Applicant - Signature

Date

Applicant - Printed

attachment: Conditions of current Special Use Permit #2007-0024